

I claim:

1. A method of scheduling the showing of real estate property for the purpose of facilitating a real estate property transaction involving a buyer, a seller, and a seller's agent, comprising the steps of:

under the control of a seller system, recording property unavailable time periods where the seller has selected a real estate property to be unavailable;

under the control of a seller's agent system, recording seller's agent unavailable time periods;

comparing the property unavailable time periods with the seller's agent unavailable time periods and marking the periods where neither the property nor the seller's agent is unavailable as property available time periods;

under the control of a buyer system, displaying information identifying the property, said information including the property available time periods;

in response to a buyer's selection of a desired time period for a showing of the property from the time periods marked as property available time periods, sending a message to seller's agent indicating the desired time period with a designation of a confirmation mode; and

under the control of a seller's agent system, directing a confirmation of showing communication be sent to buyer, marking the property as unavailable for the desired time period, and marking seller's agent's schedule as seller's agent unavailable due to showing.

2. The method of scheduling real estate property of Claim 1, wherein:

seller's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

3. A method of scheduling a showing of real estate property for the purpose of facilitating a real estate property transaction involving a buyer, a buyer's agent, a seller, and a seller's agent, comprising the steps of:

under the control of a seller system, recording property unavailable time periods where the seller has selected a real estate property to be unavailable;

under the control of a seller's agent system, recording seller's agent unavailable time periods;

comparing the property unavailable time periods with the seller's agent unavailable time periods and marking the periods where neither the property nor the seller's agent is unavailable as property available time periods;

under the control of a buyer system, displaying information identifying the property, said information including the property available time periods;

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under the control of a buyer system, recording a buyer response to a query as to whether buyer has a buyer's agent, and receiving an affirmative response that buyer has a buyer's agent, displaying buyer's agent unavailable time periods and buyer's agent available time periods on the same display that includes property available time periods;

under control of a buyer system, in response to the selection of a desired time period for a showing of the property from the time periods marked as both a property available time periods and a buyer's agent available time period, performing the following steps:

 sending a message to seller's agent indicating the desired time period with a designation of a confirmation mode;

 sending a message to buyer's agent indicating the desired time period with a designation of a confirmation mode; and

 under the control of a seller's agent system, directing a confirmation of showing communication be sent to buyer, marking the property as unavailable for the desired time period, marking seller's agent's schedule as seller's agent unavailable due to showing, and marking buyer's agent's schedule as buyer's agent unavailable due to showing.

4. The method of scheduling real estate property of Claim 3, wherein:

 seller's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

5. The method of scheduling real estate property of Claim 3, wherein:

 buyer's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

6. A method of scheduling a showing of real estate property for the purpose of facilitating a real estate property transaction involving a buyer, a buyer's agent, a seller, and a seller's agent, comprising the steps of:

 under the control of a seller system, recording property unavailable time periods where the seller has selected a real estate property to be unavailable;

 under the control of a seller's agent system, recording seller's agent unavailable time periods;

 comparing the property unavailable time periods with the seller's agent unavailable time periods and marking the periods where neither the property nor the seller's agent is unavailable as property available time periods;

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under the control of a buyer's agent system, displaying information identifying the property, said information including the property available time periods;

recording a buyer's agent response to a query as to the identity of buyer, and receiving information identifying buyer, and finding that buyer is a registered user, displaying buyer's unavailable time periods and buyer's available time periods on the same display that includes property available time periods;

displaying buyer's agent available times on the same display as buyer's available times and property available times;

under control of a buyer's agent system, in response to the selection of a desired time period for a showing of the property from the time periods marked as a property available time period, a buyer available time period, and a buyer's agent available time period, performing the following steps:

 sending a message to seller's agent indicating the desired time period with a designation of a confirmation mode;

 sending a message to buyer indicating the desired time period with a designation of a confirmation mode; and

 under the control of a seller's agent system, directing a confirmation of showing communication be sent to buyer's agent, marking the property as unavailable for the desired time period, marking seller's agent's schedule as seller's agent unavailable due to showing, and marking buyer's agent's schedule as buyer's agent unavailable due to showing.

7. The method of scheduling real estate property of Claim 6, wherein:

 seller's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

8. The method of scheduling real estate property of Claim 6, wherein:

 buyer's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

9. A method of scheduling a vendor service on a real estate property for the purpose of facilitating a real estate property transaction involving a service vendor, a seller, and a seller's agent, comprising the steps of:

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under the control of a seller system, recording property unavailable time periods where the seller has selected a real estate property to be unavailable;

under the control of a seller's agent system, recording seller's agent unavailable time periods; comparing the property unavailable time periods with the seller's agent unavailable time periods and marking the periods where neither the property nor the seller's agent is unavailable as property available time periods;

under the control of a client system, displaying information identifying the property, said information including the property available time periods;

in response to a selection of a desired time period for a service on the property from the time periods marked as property available time periods, sending a message to seller's agent indicating the desired time period with a designation of a confirmation mode; and

under the control of a seller's agent system, directing a confirmation of showing communication be sent to the vendor, marking the property as unavailable for the desired time period, and marking sellers agent's schedule as seller's agent unavailable due to showing.

11. The method of scheduling real estate property of Claim 10, wherein:

said client system is a vendor system, and

further comprising the step of marking vendor's schedule as vendor unavailable due to a service appointment.

12. A data management system for scheduling the showing of a real estate property for the purpose of facilitating a real estate property transaction involving a buyer, a seller, and a seller's agent, comprising:

a computer useable medium having computer readable program means embodied in said medium for causing the recording of property unavailable time periods where the seller has selected a real estate property to be unavailable;

computer readable program means for causing the recording of seller's agent unavailable time periods upon entry by seller's agent;

computer readable program means for causing the comparing of the property unavailable time periods with the seller's agent unavailable time periods and marking the periods where neither the property nor the seller's agent is unavailable as property available time periods;

computer readable program means for causing the displaying of information identifying the property, said information including the property available time periods;

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computer readable program means for causing in response to a buyer's selection of a desired time period for a showing of the property from the time periods marked as property available time periods, the sending of a message to seller's agent indicating the desired time period with a designation of a confirmation mode; and

computer readable program means for causing the directing of a confirmation of showing communication be sent to buyer, the marking of the property as unavailable for the desired time period, and the marking of seller's agent's schedule as seller's agent unavailable due to showing.

13. The data management system of Claim 12, wherein:

seller's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

14. A data management system for scheduling a showing of real estate property for the purpose of facilitating a real estate property transaction involving a buyer, a buyer's agent, a seller, and a seller's agent, comprising:

a computer useable medium having computer readable program means embodied in said medium for causing the recording of property unavailable time periods where the seller has selected a real estate property to be unavailable;

computer readable program means for causing the recording of seller's agent unavailable time periods upon entry by seller's agent;

computer readable program means for causing the comparing of the property unavailable time periods with the seller's agent unavailable time periods and marking the periods where neither the property nor the seller's agent is unavailable as property available time periods;

computer readable program means for causing the displaying of information identifying the property, said information including the property available time periods;

computer readable program means for recording of a buyer response to a query as to whether buyer has a buyer's agent, and receiving an affirmative response that buyer has a buyer's agent, causing the displaying buyer's agent unavailable time periods and buyer's agent available time periods on the same display that includes property available time periods;

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computer readable program means in response to the selection of a desired time period for a showing of the property from the time periods marked as both a property available time periods and a buyer's agent available time period, the performing the following steps:

- sending a message to seller's agent indicating the desired time period with a designation of a confirmation mode;
- sending a message to buyer's agent indicating the desired time period with a designation of a confirmation mode; and
- under the control of a seller's agent system, directing a confirmation of showing communication be sent to buyer, marking the property as unavailable for the desired time period, marking sellers agent's schedule as seller's agent unavailable due to showing, and marking buyer's agent's schedule as buyer's agent unavailable due to showing.

15. The data management system of Claim 14, wherein:

seller's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

16. The data management system of Claim 14, wherein:

buyer's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

17. A data management system for scheduling a showing of real estate property for the purpose of facilitating a real estate property transaction involving a buyer, a buyer's agent, a seller, and a seller's agent, comprising the steps of:

- a computer useable medium having computer readable program means embodied in said medium for causing the recording of property unavailable time periods where the seller has selected a real estate property to be unavailable;
- computer readable program means for causing the recording of seller's agent unavailable time periods upon entry by seller's agent;
- computer readable program means for causing the comparing of the property unavailable time periods with the seller's agent unavailable time periods and marking the periods where neither the property nor the seller's agent is unavailable as property available time periods;

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computer readable program means for causing the displaying of information identifying the property, said information including the property available time periods;

computer readable program means for causing the recording of a buyer's agent response to a query as to the identify of buyer, and receiving information identifying buyer, and finding that buyer is a registered user, displaying buyer's unavailable time periods and buyer's available time periods on the same display that includes property available time periods;

computer readable program means for causing the displaying of buyer's agent available times on the same display as buyer's available times and property available times;

under control of a buyer's agent system, in response to the selection of a desired time period for a showing of the property from the time periods marked as a property available time period, a buyer available time period, and a buyer's agent available time period, computer readable program means for causing the performing of the following steps:

sending a message to seller's agent indicating the desired time period with a designation of a confirmation mode;

sending a message to buyer indicating the desired time period with a designation of a confirmation mode; and

under the control of a seller's agent system, directing a confirmation of showing communication be sent to buyer's agent, marking the property as unavailable for the desired time period, marking sellers agent's schedule as seller's agent unavailable due to showing, and marking buyer's agent's schedule as buyer's agent unavailable due to showing.

18. The data management system of Claim 17, wherein:

seller's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

19. The data management system of Claim 17, wherein:

buyer's agent unavailable time is designated either showing the property, showing a different property, performing other business, or having personal time.

20. A data management system for scheduling a vendor service on a real estate property for the purpose of facilitating a real estate property transaction involving a service vendor, a seller, and a seller's agent, comprising the steps of:

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a computer useable medium having computer readable program means embodied in said medium for causing the recording of property unavailable time periods where the seller has selected a real estate property to be unavailable;

computer readable program means for causing the recording of seller's agent unavailable time periods;

computer readable program means for causing the comparing of the property unavailable time periods with the seller's agent unavailable time periods and marking the periods where neither the property nor the seller's agent is unavailable as property available time periods;

computer readable program means for causing the displaying information identifying the property, said information including the property available time periods;

computer readable program means for causing in response to a selection of a desired time period for a service on the property from the time periods marked as property available time periods, the sending of a message to seller's agent indicating the desired time period with a designation of a confirmation mode; and

computer readable program means for causing the directing of a confirmation of showing communication be sent to the vendor, marking the property as unavailable for the desired time period, and marking sellers agent's schedule as seller's agent unavailable due to showing.

21. The data management system of Claim 10, wherein:

said client system is a vendor system, and

further comprising the step of marking vendor's schedule as vendor unavailable due to a service appointment.

22. A data management system for scheduling appointments at a real estate property through client browsers, comprising:

a database server;

a middle tier;

said database server for communication with the client browsers through said middle tier; and
said middle tier programmed to for routines to manage scheduling of utilization of the property related to a real estate transaction.

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23. The data management system of Claim 22, comprising:

said middle tier programmed routines including steps for transmitting communications to provide a user of the client browser with a view of the availability of the property for an appointment related to a real estate transaction upon the browser selecting the property; and said middle tier programmed routines including steps for receiving, storing data on, and responding to a request from the user of the client browser for an appointment at the property at a desired time.

24. The data management system of Claim 23, comprising:

said middle tier programmed routines including steps for receiving and storing property available and unavailable times for appointments at the property from a seller of the property using a second client browser.

25. The data management system of Claim 24, comprising:

said middle tier programmed routines including steps for receiving and storing certain time periods as available and unavailable as far as an agent's availability for appointments from the agent user using a third client browser; and said middle tier programmed routines including steps for displaying the agent availability to a client user viewing property availability for scheduling an appointment.

26. The data management system of Claim 25, comprising:

said middle tier programmed routines including steps for communicating information for an agent user to view the agent users schedule including entries related to properties including the property and to other agent user appointments not related to properties.

27. The data management system of Claim 26, comprising:

said middle tier programmed routines including steps for communicating information for an agent user to view availability and unavailability of the agent users listed real estate properties.

28. The data management system of Claim 27, comprising:

said views communicated by said middle tier programmed routines to said client browsers having form components;

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said view being displaying translated and filtered information from said database server provided through said middle tier;

said view storing non-displayable state information provided by said middle tier so when an item is selected, the state is used to decide actions including what calls are made to said middle tier; and

said view being used both for scheduling and for entering non-schedule data including names, addresses, and contact information into said database.

29. The data management system of Claim 27, comprising:

said middle tier operating under a scheduling model requiring both a buyer agent and a seller agent to simultaneously be at showing appointments at the property;

said middle tier having a programmed logic rule that if a buyer agent is busy or showing, none of the other properties that the buyer agent represents can be shown unless transferred to an assistant of buyer;

said middle tier having a programmed logic rule that if a seller agent is busy or showing, none of the other properties that the seller agent represents can be shown unless transferred to an assistant of seller; and

said middle tier having a programmed logic rule that an owner of the property owner can block out a time that the property is unavailable, the seller agent is still able to show other properties.

30. The data management system of Claim 28, comprising:

said views communicated by said middle tier programmed routines to said client browsers having a logic rule that the display of a cell of said form component when a user selects said cell depends on a state of said chosen cell and the time when said cell is selected; and

a portion of said database that said middle tier accesses when said cell is clicked on depending on said state of said chosen cell and how said chosen cell is selected.

31. The data management system of Claim 23, wherein:

said middle tier programmed routines including steps for responding to a request from the user of the client browser for an appointment at the property at a desired time including an option of allowing said user of the client browser to select a desired responding method

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including one of electronic mail, voice mail, pager, facsimile, and personal data assistant for the response to the user of the client browser query.

32. The data management system of Claim 22, wherein:

said database server including agent tables giving information about specific agents such as names, addresses, contact numbers and preferences;

said database server including property tables giving information about the property including owner information, price, address, suggested showing time duration, and whether seller agent is required to be present for showings;

said database server including appointment tables giving information about the property id, buyer agent id, seller agent id, time and date of appointment, and duration of appointment, type of appointment, type of note, when appointment made and by id of who made appointment, any cancellation date and time and by whom, said appointment table including whether electronic mail, fax, voice mail, personal data assistant information contact was made; and

said database server including notes tables giving information of different types of notes depending allowed accesses.

33. The data management system of Claim 27, wherein:

said middle tier having a programmed routine to calculate and account for travel time between properties in allowing scheduling of agent and client user appointments.

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